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3 BILL NO. R-73-03-23

4 RESOLUTION NO. R- 14-73

5 A RESOLUTION confirming an Approval Order  
6 of the Fort Wayne City Plan Commission  
7 concerning the Neighborhood Development  
8 Program Project Ind. A-14 proposed by the  
9 Fort Wayne Redevelopment Commission and  
confirming the Declaratory Resolution -  
Neighborhood Development Program Project  
Ind. A-14 of the Fort Wayne Redevelopment  
Commission.

10 WHEREAS, the Fort Wayne Redevelopment Commission adopted  
11 Declaratory Resolution - Neighborhood Development Program Project  
12 Ind. A-14 on March 19, 1973, based on plans filed in the office of  
said Redevelopment Commission; a copy of which Declaratory  
Resolution is attached hereto, made a part hereof and marked  
"Exhibit A".

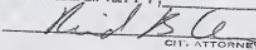
13 WHEREAS, the Plan Commission of the City of Fort Wayne  
14 at its regular meeting on March 19, 1973, continued to March 22,  
15 1973, adopted and issued a written order approving said  
16 Declaratory Resolution and the Urban Renewal Plan referred to  
therein relative to the said Neighborhood Development Program  
Project Ind. A-14; a copy of which Approval Order is attached  
hereto, made a part hereof and marked "Exhibit B."

17 WHEREAS, the foregoing actions set forth in Sections  
18 1 and 2 herein of said Redevelopment Commission and said City  
19 Plan Commission are in accordance with the provisions of the  
Redevelopment of Cities and Towns Act of 1953, (Chapter 176 of  
20 the Acts of 1953 of the General Assembly of the State of Indiana,  
as Amended and Supplemented).

21 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE, INDIANA:

22 1. That the said actions are hereby approved, ratified  
and confirmed.

24   
25 Councilman  
26

28 APPROVED AS TO FORM  
29 AND LEGALITY,  
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Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: \_\_\_\_\_

CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by Hinga, and duly adopted, placed on its passage.

Passed (last) by the following vote:

AYES 8, NAYS 1, ABSTAINED \_\_\_\_\_, ABSENT \_\_\_\_\_ to-wit:

BURNS	<u>✓</u>	_____	_____	_____
HINGA	<u>✓</u>	_____	_____	_____
KRAUS	<u>✓</u>	_____	_____	_____
MOSES	_____	<u>✓</u>	_____	_____
NUCKOLS	<u>✓</u>	_____	_____	_____
SCHMIDT, D.	<u>✓</u>	_____	_____	_____
SCHMIDT, V.	<u>✓</u>	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____

DATE: 3-27-73

Charles W. Ulsterman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. B-14-73 on the 27th day of March, 1973.

ATTEST: (SEAL)

Charles W. Ulsterman  
CITY CLERK

W. C. Ulsterman  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of March, 1973, at the hour of 10:00 o'clock A M., E.S.T.

Charles W. Ulsterman  
CITY CLERK

Approved and signed by me this 18th day of March, 1973, at the hour of 11:30 o'clock A M., E.S.T.

John H. Lehman Jr.  
MAYOR

DECLARATORY RESOLUTION  
NEIGHBORHOOD DEVELOPMENT PROGRAM  
PROJECT IND. A-14

WHEREAS, the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment, has made investigations, studies and surveys of various blighted, deteriorated and deteriorating areas within the City of Fort Wayne, Indiana and of the causes contributing to the blighting and deterioration of such areas; and

WHEREAS, such investigations, studies and surveys have been made in cooperation with the various departments and bodies of said City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies and surveys, the Commission has found that the areas hereinafter described have become blighted, deteriorated and deteriorating to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and that the public health and welfare would be benefited by the acquisition and urban renewal of such areas under the provisions of said Act; and

WHEREAS, the Commission now further finds that the areas hereinafter described, because of the lack of development, cessation of growth, deterioration of improvements and character of occupancy, age and obsolescence, substandard character of the buildings and other factors which have impaired values and prevented a normal development of the land included in said areas or the use thereof, has become under current conditions undesirable for or impossible of normal development and occupancy; and

WHEREAS, the Commission now finds (a) that the hereinafter described areas within said City have become and now are blighted, deteriorated and deteriorating to such an extent within the meaning of the Redevelopment of Cities and Towns Act of 1952 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) that such conditions cannot be corrected by regulatory processes or the ordinary operations of private enterprise without resort to the provisions of said Act; (b) the public health and welfare would be benefited by the acquisition and urban renewal of said area under the provisions of said Act; (c) said hereinafter described blighted, deteriorated and deteriorating areas constitute a menace to the social and economic interests of the City of Fort Wayne and its inhabitants; (d) the acquisition and urban renewal of such areas in accordance with plans outlined by the Commission will be of public utility and benefit to the City of Fort Wayne and its inhabitants; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described blighted, deteriorated and deteriorating areas, the location of the various parcels of property, streets, alleys and other features affecting the acquisition, clearance, re-planning, rezoning or urban renewal of such areas, indicating any parcels of property to be excluded from the acquisition and the portions of the areas acquired which are to be devoted to streets, alleys, sewerage, playground and other public purposes under the urban renewal plan; also a list of the owners of the various parcels of property proposed to be acquired, all of which, appropriately identified by numbers, were filed on this date with the Commission; and

WHEREAS, the United States of America, acting by and through the Department of Housing and Urban Development (hereinafter referred to as "HUD") has made a Grant to the City of Fort Wayne for use in the acquisition and urban renewal of said areas; and

WHEREAS, said Grant is identified by HUD as Neighborhood Development Program Project IND. A-14; and

WHEREAS, said Grant is conditioned upon the City of Fort Wayne's submitting a plan to HUD by April 1, 1973; and

WHEREAS, the time restrictions attendant upon the announcement of said Grant and the deadline for submission of said plan are such that there has been no opportunity to cause separate appraisals to be made by two independent appraisers of the fair value of each of the parcels of property to be acquired but said appraisals are presently being made for submission to the Commission and for ratifications by the Commission of this resolution as amended by the data contained in the appraisals; and

WHEREAS, it is estimated from data within the possession of the Commission that the total cost of acquiring the property in the blighted, deteriorated and deteriorating areas hereinafter described shall not exceed the sum of \$500,000.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment that it hereby makes the findings of fact hereinbefore set forth and that the following described areas in the City of Fort Wayne, Indiana are found and declared to be blighted, deteriorated and deteriorating within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and which areas are bounded and described as follows:

Boundaries of East Central Renewal Area (NDP No. 1)

Beginning at a point formed by the intersection of the west right-of-way line of Lafayette Street and the north right-of-way line of Main Street, thence east along the north right-of-way line of Main Street to the Norfolk and Western Railroad track; thence easterly along said tract to the east right-of-way line of Coombs Street; thence south along said right-of-way line to the north right-of-way line of Wayne Street; thence east along said right-of-way line to the east right-of-way line of University Street, if extended; thence south along said right-of-way line to the northerly right-of-way line of Maumee Avenue; thence easterly along said right-of-way line to the east right-of-way line of Ohio Street; thence south along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to a point 230 feet more or less west of the west right-of-way line of Chute Street; thence south along a line parallel to Chute Street to the south right-of-way line of Hugh Street; thence west along said right-of-way line to the west right-of-way line of Gay Street; thence north along said right-of-way line to the south right-of-way line of the first, alley south of Lewis Street; thence west along said right-of-way line to the west right-of-way line of Lafayette Street; thence north along said right-of-way line to the north right-of-way line of Main Street, which is the point of beginning.

Boundaries of West Central Renewal Area (NDP No. 2)

Beginning at a point formed by the intersection of the north right-of-way line of Berry Street and the east right-of-way line of Fulton Street, thence south along the east right-of-way line of Fulton Street to the north right-of-way line of Jefferson Street; thence east along said right-of-way line to the east right-of-way line of Webster Street; thence south along said right-of-way line to the south right-of-way line of Baker Street; thence west along said right-of-way line for a distance of 20 feet more or less to a point; thence south along a line parallel to the right-of-way line of Webster Street, if extended, to the Penn Central Railroad track; thence west along said track to the centerline of Swinney Park Place; thence north along said centerline to the northerly right-of-way line of Jefferson Street; thence northeasterly along said right-of-way line to the west right-of-way line of Garden Street; thence north for a distance of 75 feet more or less to a point; thence west along a line perpendicular to Garden Street, for a distance of 220 feet more or less to a point; thence north along a line to a point on the south right-of-way line of Washington Street, said point being 165 feet more or less west of the west right-of-way line of Garden Street; thence north along a line to the center of St. Mary's River; thence northeasterly along said center to the northerly right-of-way line of Van Buren Street; thence south along said right-of-way line to the north right-of-way line of Berry Street; thence east along said right-of-way line to the east right-of-way line of Fulton Street, which is the point of beginning.

BE IT FURTHER RESOLVED that all proceedings relating to the acquisition and urban renewal of the above described areas the same shall be referred to as the Neighborhood Development Program Project IND. A-14.

BE IT FURTHER RESOLVED that the Urban Renewal Plan for the Neighborhood Development Program Project IND. A-14, dated , 1973, and consisting of pages and exhibits be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Commission now declares that the above described blighted, deteriorated and deteriorating areas constitute a menace to the social and economic interests of said City and its inhabitants and that the acquisition and urban renewal of such areas shown on the above described maps and plats under the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) will be of public utility and benefit, and that the City of Fort Wayne, Department of Redevelopment proposes to acquire all of such land and interest therein within said boundaries;

West Central Neighborhood Development Program No. 2: - Defined into five separate target areas and bounded each as follows:

Target Area No. 1 - Generally bounded by Wilt Street on the north, the east property line of lots 7 and 13 on the east, Jones Street on the south and Nelson Street on the west.

Target Area No. 2 - Generally bounded by Lewis Street on the north, McClellan Street on the east, the south property line of lot 37 to the south and the alley lying between Ewing and McClellan Street on the west.

Target Area No. 3 - Generally bounded by Wilt Street on the north, Broadway on the east, Lavins Street on the south and Van Buren Street on the west.

Target Area No. 4 - Generally bounded by Jefferson Street on the north, the alley lying between Van Buren Street and Broadway on the east, the alley lying between Jefferson and Welt Streets on the south and Van Buren Street on the west.

Target Area No. 5 - Portion of a building located within the northeastern part of block No. 1 of a block bounded by Wayne Street on the north, Broadway on the East, Washington Blvd. on the south, and Van Buren Street on the west.

East Central Neighborhood Development Program No. 1:  
Defined as follows:

Bounded on the north by Washington Blvd., on the east by King Street and Division Street, on the south by Madison Street and on the west by Harmar Street.

BE IT FURTHER RESOLVED that the acquisition, clearance, re-planning and urban renewal of such areas will be in accordance with the Urban Renewal Plan for the Neighborhood Development Program Project IND. A-14.

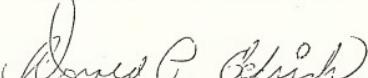
BE IT FURTHER RESOLVED that a copy of this Resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.

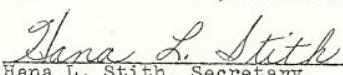
BE IT FURTHER RESOLVED that if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne, Indiana, for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne, Indiana, a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented, sections 48-8554 Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit of the proposed acquisition and urban renewal of the above described areas.

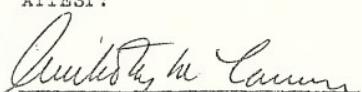
ADOPTED at a special meeting of the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment duly held on March 19, 1973 at room 720, City County Building, One Main Street, in the city of Fort Wayne, Indiana.

CITY OF FORT WAYNE  
DEPARTMENT OF REDEVELOPMENT

  
Donald P. Eckrich, President

  
Hana L. Stith, Secretary

ATTEST:



CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified and acting Secretary of the Fort Wayne Redevelopment Commission do hereby certify that the attached resolution is a true and correct copy of a Resolution adopted at the special meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, held on the 19th day of March at 4:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 19<sup>th</sup> day of March, 1973.

Hana L. Stith  
Hana L. Stith  
Secretary

RESOLUTION OF THE  
FORT WAYNE CITY PLAN COMMISSION

The City Plan Commission of the City of Fort Wayne in executive session on March 22, 1973, having before it a copy of the "Fort Wayne Redevelopment Commission's Declaratory Resolution - Neighborhood Development Program Project (Ind. A-14) adopted by the Redevelopment Commission on March 22, 1973, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by Ron Bonar, seconded by Dr. Boswell, and unanimously approved, adopted the following resolution:

WHEREAS, The Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission a Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on March 19, 1973, designated as "Declaratory Resolution - Neighborhood Development Program Project (Ind. A-14)", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne;

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution - Neighborhood Development Program Project (Ind. A-14) and said Urban Renewal Plan conform to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan are accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and he is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution - Neighborhood Development Program Project (Ind. A-14) and said Urban Renewal Plan.

*Alan R. Grinsfelder*  
Secretary, Fort Wayne/City Plan Commission

STATE OF INDIANA      )  
                            } SS:  
COUNTY OF ALLEN      )

I, Alan R. Grinsfelder, President of the Fort Wayne City Plan Commission, do hereby certify that the foregoing is a full, true and correct copy of a resolution adopted by the Fort Wayne City Plan Commission at an executive meeting of said Commission held on March 22, 1973, and as the same appears of record in the official records of the said Plan Commission dated the 22 day of March, 1973.

Approved:

*Alan R. Grinsfelder*  
Alan R. Grinsfelder  
President of the Fort Wayne City Plan  
Commission

Admn. Appr.

DIGEST SHEET

Regulations

R-73-03-23

RESOLUTION  
TITLE OF ORDINANCE

Resolution confirming an Approval Order of City Plan

RESOLUTION  
DEPARTMENT REQUESTING ORDINANCE Redevelopment

RESOLUTION  
SYNOPSIS OF ORDINANCE A resolution confirming an Approval Order of

the Fort Wayne City Plan Commission concerning the Neighborhood

Development Program Project Ind. A-14 proposed by the Fort Wayne

Redevelopment Commission and confirming the Declaratory Resolution

Neighborhood Development Program Project Ind. A-14 of the Fort

Wayne Redevelopment Commission.

EFFECT OF PASSAGE

EFFECT OF NON-PASSAGE

MONEY INVOLVED (Direct Costs, Expenditures, Savings)

ASSIGNED TO COMMITTEE (J.N.)

Regulations - WCM

## ORDINANCE CHECK-OFF SHEET

## INFORMATION REGARDING ORDINANCE

## CONTENTS OF ORDINANCE

BILL NO.	Q-73-03-23
ORDINANCE NO.	R-14-73
REGULAR SESSION	3-27-73
SPECIAL SESSION	
APPROVED AS TO FORM AND LEGALITY	
BILL WRITTEN BY	<i>Redevelopment</i>
DATE INTRODUCED	3-27-73
REFERRED TO SAID STANDING COMMITTEE	<i>Planning Regulations</i>
REFERRED TO CITY PLAN	
LEGAL PUBLIC HEARING	
LEGAL PUBLICATION	
JOINT HEARING	
DEPARTMENT HEARING	
HOLD FILE	
X PASS	3-27-73
DO NOT PASS	
WITHDRAWN	
SUSPENSION OF RULES	
PRIOR APPROVAL	
ORDINANCE TAKEN OUT OF OFFICE	
OTHER INSTRUCTIONS REGARDING ORDINANCE	
CORRECTIONS MADE TO ORDINANCE	
PEOPLE SPEAKING FOR ORDINANCE	
PEOPLE SPEAKING AGAINST ORDINANCE	

COMMITTEE SHEET
VOTE SHEET
PURCHASE ORDERS
BIDS
ORDERS, BIDS OR OTHER PAPERS TAKEN OUT AND BY WHOM
LETTER REQUESTING ORDINANCE DRAWN UP BY CITY ATTORNEY
COMMUNICATIONS FROM
<i>Delaware Reg. N.O.B. #88 ZONING MAPS Rev. from 1968 City Plan</i>
ABSTRACTS
TITLES
PRIOR APPROVAL LETTER

*Digital Street.*

## COUNCILMAN'S VOTE

	AYES	NAYS	ABSENT
BURNS	X		
HINGA	X		
KRAUS	X		
MOSES		X	
NUCKOLS	X		
D. SCHMIDT	X		
V. SCHMIDT	X		
STIER	X		
TALARICO	X		

COMMENTS: